

Zoning Board of Appeals-Town of Wales, Massachusetts

Open Meeting Minutes, Monday July 10, 2023

Wales Senior Center

85 Main St. Wales, MA 01081

Members Present: Committee Member/Chair: Joel Jette (**JJ**) Committee Member: Adam Brassard (**AB**), Committee Member: Nate Collins (**NC**), ZBA Clerk- Sarah Ryan (**SR**), Edward Boyce (**EB**) Alternate Member

Members of the public present IN PERSON: Robert Hennigan, Michael Dupont, Patty Korman, Joseph Serra, Theresa Currie, Bill Matchett, Therisa Tringali, Ed Boyce

JJ made a motion to open the meeting/public hearing at 5:30 PM.

New Business:

**** Agenda Item: Public Hearing – 38 Walker Rd. – Michael Dupont**

The applicant, Michael Dupont is present. Mr. Dupont is appealing a decision issued by the Building Inspector regarding the property of 38 Walker Rd. in Wales. The Building Inspector determined that the special permit for the property to operate as a campground had expired due to Inactivity under Wales Zoning Bylaws Section 8.4.8 and Abandonment under Wales Zoning Bylaws Section 4.2.3, thus requiring a Special Permit from the Planning Board. Mr. Dupont's attorney, Mr. Hennigan explained the process and events that have taken place up to this point. Abutters inquired about whether the camp ever officially opened. Mr. Hennigan asked the board to continue the hearing to allow time for there to be confirmation that occupancy had been issued to the previous owner Mr. Chapin. The board members listen to the applicants' concerns and perspective regarding the use and permitting. The board then discusses the Building Inspectors' determination.

Motion 071023-01 by NC to continue the public hearing for 38 Walker Rd. Michael Dupont to August 14, 2023 at 5:30 PM at the Wales Senior Center, AB Seconded that motion, no discussion, all in favor.

Roll Call Vote:	Joel Jette	(Y)
	Adam Brassard	(Y)
	Nate Collins	(Y)

**** Agenda Item: Review Meeting Minutes-6/12/23**

Motion 071023-02 by NC to approve the meeting minutes from 6/12/23 public hearing as written, Seconded by EB, no discussion, all in favor.

Roll Call Vote:	Ed Boyce	(Y)
	Adam Brassard	(Y)
	Nate Collins	(Y)

AB made a motion to adjourn at 6:22 PM.